



ZONING ADMINISTRATOR
NOTICE OF DECISION

Date: June 4, 2012
Applicant: Autozone
Case No.: DRC-11-26
Address: 225 Broadway
Project Planner: Caroline Young

Notice is hereby given that on June 4, 2012, the Zoning Administrator considered Design Review Permit (DRC) application (DRC-11-26), filed by Autozone ("Applicant"). The Applicant requests DRC approval to construct a 4,365 square-foot expansion of the existing Autozone retail store for storage. The Project is located at 225 Broadway ("Project Site") and is owned by Autozone, Inc. ("Property Owner"). The Project Site is zoned Urban Core Specific Plan (UC-16) with a General Plan designation of Mixed-Use Retail (MUR). The Project is more specifically described as follows:

The Applicant proposes to add 4,365 square-feet to the existing 11,044 square-foot Autozone retail store. The proposed addition will be used for storage and located along the southern elevation of the existing building. The proposed addition will reflect the design elements and colors of the existing building. Other site improvements include pedestrian lighting fixtures and street trees within the public right-of-way along Broadway, in accordance with the Urban Core Specific Plan guidelines. Enhanced landscaping will be provided throughout the site, as well as a new trash enclosure located in the northeastern portion of the site.

The following Project Data Table shows the development regulations along with the applicant's proposal to meet said requirements:

Assessor's Parcel Number:	567-041-17-00
Current Zoning:	Urban Core Specific Plan (UC-16)
General Plan Designation:	Mixed-Use Retail (MUR)
Lot Area:	0.76-acres
PARKING REQUIRED: Parking spaces, broken down as follows: 2 spaces per 1,000 square-feet $15,409/500=12$ spaces Total = 31	PARKING PROPOSED: Standard Spaces: 29 Compact Spaces: 0 ADA Spaces: 2 Total = 31

SETBACKS/HEIGHT REQUIRED: Front: 11 feet Lot Coverage: Min. 50% Height: Min 18 feet, Max 60 feet	SETBACKS/HEIGHT PROPOSED: 10-4" feet (align with existing building) 50% 19 feet
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Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a categorical exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The proposed project is consistent with the development regulations of the Chula Vista Urban Core Specific Plan (UC-16 Zone), and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the Chula Vista Municipal Code, has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

Development Services Department:

1. Prior to approval by the City of Chula Vista for the use of the subject property in reliance on this approval, the Applicant/Representative and Property Owner shall execute this document by making a true copy of this letter of conditional approval and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1675.

3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on June 4, 2012
4. The Applicant shall provide pedestrian street lighting along Broadway per the Urban Core Specific Plan. Location of light pole and detail of the light standards shall be provided on the Building Permit and Street Improvement permit. The light pole shall be consistent with the light poles to be placed along H Street.
5. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9.20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
6. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
7. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.

Engineering Developments Services/Landscape Architecture:

8. The following fees will be required based on the final Building Plans submitted per the Master Fee Schedule:
 - a. Sewer Connection and Capacity Fees
 - b. Traffic Signal Fee
 - c. Public Facilities Development Impact Fees
9. Additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of the following item:
 - a. Construction Permit
10. Prior to issuance of building permit, clearly show the existing and proposed sanitary sewer lines and how the site will connect to the City's public sewage system on the building permit plans. Sewer lines shall not be located under existing or proposed buildings. Indicate whether sewer lines are private or public.
11. Prior to issuance of building permit, demonstrate compliance with the Uniform Building Code, minimum sewer grade (2%) from the farthest unit on the site to the sewer main.

12. If the Developer proposes over 250 cubic yard of earthwork, a Land Development Permit will be required.
13. Site design shall include features to meet NPDES Standards. These features shall maximize infiltration and minimize impervious land coverage while conveying storm water runoff.
14. Prior to issuance of building permit, the plans shall demonstrate that storm water runoff from parking areas are directed to landscaped areas before discharge to storm drainage systems.
15. The trash enclosure area shall be covered with a roof or awning to avoid contamination of runoff. The site shall be graded in such a way as to prevent run-on into, and run-off from, the trash enclosure area.
16. All on-site storm drain inlets and catch basins shall be provided with permanent stenciling and signage according to City of Chula Vista Standards to prohibit illegal discharge to the storm drain system.
17. Prior to obtaining any Building Permit for the Project, or approval of the Final Map (whichever occurs first), if project's total on-site improvements exceed the Engineering Threshold of (currently: \$33,762.11), per CVMC, Section 12.24.020, then the applicant shall be required to obtain a Construction Permit from the Land Development Section of the Development Services Department. (The On-Site Improvements Trigger for Installation of Public Improvements is adjusted on an annual basis on July 1 based on the Engineer Construction Cost Index. A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to:
 - Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalk shall be designed and constructed with proper transitions to existing conditions.
 - The proposed closure of existing driveway shall be replaced with a curb, gutter, and sidewalk per SDRSD G-2 and G-7.
18. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required, as necessary.
19. Any improvements in the right-of-way beyond the project limits shall be designed and constructed as to not interfere with adjacent businesses, as approved by the City Engineer.
20. The construction and completion of all improvements and release requirements shall be secured in accordance with Section 18.16.220 of the Municipal Code.

21. The sewer lateral and storm drain shall connect to the existing public utilities. The Public Works Operations Section will need to inspect any existing sewer laterals and connections that are to be used by the new development. Laterals and connections may need replacement as a result of this inspection.
22. For the proposed private sewer facilities, manholes shall be used where 6" mains or larger are connected to the public sewer.
23. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.
24. All proposed sidewalks, walkways, pedestrian ramps, and disabled parking shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.
25. Any private facilities within Public right-of-way or City easement will require an Encroachment Permit prior to Improvement Plan or Building Permit approval.
26. A construction landscape plan is required to be reviewed and approved by the City's Landscape Planner prior to issuance of the building permit.
27. The Applicant shall provide pedestrian lighting along Broadway per the Urban Core Specific Plan. Location of pedestrian light poles, trees, detail of the light standards and the labeling of the street trees shall be provided on the building plans and Street Improvement plans.
28. Prior to the issuance of building permits, the plans shall demonstrate compliance with the City of Chula Vista's Landscape Water Conservation Ordinance, Chapter 20.12 of the Municipal Code.
29. Prior to building permit approval, the Project will be required to meet the Shade Tree Policy. The parking lot area will be required to provide a minimum of 50% shade covering.

Fire Department

30. The project will require a fire flow of 3,250 gallons per minute for a 3-hour duration (at 20 psi).
31. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the above-mentioned fire flow is available to serve the project.

32. Fire hydrants shall be located not greater than 300 feet apart. Based upon the minimum required fire flow and required hydrant spacing shall be a minimum of one (1) hydrant is required to serve this project.
33. Prior to building permit approval, the Applicant shall show the fire lane within the parking lot on the plans. The fire lane shall be a minimum of 20 feet clear.
34. The buildings shall be provided with two Knox appliances.
 - Provide a Knox Vault at the main entrance to the building
 - Provide a Knox Box at the Fire Control Room
35. The building shall be addressed in accordance with the following criteria:
 - 0 – 50 feet from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150 feet from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151 feet from the building to the face of the curb = 16-inches in height with a 2-inch stroke
36. The project shall be protected throughout by an approved automatic fire sprinkler system.
37. Prior to building permit approval, the Applicant shall show location and arrangement of storage.
38. The Applicant shall provide one fire extinguisher for every 3000 square feet and 75 feet of travel in any direction.


II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-11-26, date stamped on April 19, 2012, which include site plan and architectural elevations on file in the Development Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
4. The Applicant/Representative and Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities,

losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant/operator shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant/Representative and Property Owner's compliance with this provision is an express condition of this permit and shall be binding on any and all of Applicant/Operator's successors and assigns.

5. This Design Review Permit shall become void and ineffective if not utilized within thirty-six (36) months from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code, unless an extension application is submitted within 30-days of the expiration date of June 4, 2015.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 4th day of June 2012.



Mary Ladiana
Zoning Administrator